

Subject: The Assumption of Weiland Heights
Subdivision

Recommendation:

BE IT RESOLVED THAT Council receive Report #2020-0104; and

THAT Council authorize the Town of Pelham to assume the municipal services in Weiland Heights subdivisions and open the street within the subdivision as a 'public highway' by by-law in accordance with the Subdivision Agreement.

Background:

The Developer of this subdivision has completed their obligations with respect to the conditions specified in the subdivision agreement with the Town, and they have subsequently requested that the Town assume the subdivision. Drawings of the subdivision are attached.

Weiland Heights subdivision is located on the west side of Haist Street north of Highway 20. By-law 3385(2013) authorized this Subdivision Agreement. The Developer of this subdivision, Schout Communities (Fonthill) Inc., has requested that the Town assume Weiland Heights, as per the Subdivision Agreement section 17.

Analysis:

Weiland Heights was constructed by Schout Communities (Fonthill) Inc. in 2014. The works were completed in November 2018, and the Maintenance Period as per the Subdivision Agreement section 17 concluded in March 2020. The residential development is comprised of forty-four (44) lots for single detached use, four (4) blocks for townhouse use, one (1) block for stormwater management, and one (1) block for parkland. The primary and secondary services are complete, and the Maintenance Period has concluded. As-constructed drawings and a Statutory Declaration for the development have been received. Holdback Securities will be released upon assumption.

Financial Considerations:

None.

Alternatives Reviewed:

None.

Strategic Plan Relationship: Build Strong Communities and Cultural Assets

Assumption is the final step in the development process, and will bring all of the associated infrastructure under Town ownership.

Other Pertinent Reports/Attachments:

General Servicing Plan for Weiland Heights

Consultation:

Upper Canada Consultants were the engineering consultants for Weiland Heights. The consultant has agreed that the works have been completed in a satisfactory manner and recommend assumption of the works.

Prepared and Recommended by:

Jason Marr, Director of Public Works

Approved and Submitted by:

David Cribbs, Chief Administrative Officer